

PA&T 2006 R&O Statistics

Query: 5171

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	55	MEDIAN:	77	COV:	32.44	95% Median C.I.:	68.99 to 81.17	(! : Derived)
(AgLand) TOTAL Sales Price:	11,031,259	WGT. MEAN:	73	STD:	25.77	95% Wgt. Mean C.I.:	67.72 to 79.26	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,101,259	MEAN:	79	AVG.ABS.DEV:	19.21	95% Mean C.I.:	72.62 to 86.24	
(AgLand) TOTAL Assessed Value:	8,158,560							
AVG. Adj. Sales Price:	201,841	COD:	24.97	MAX Sales Ratio:	152.39			
AVG. Assessed Value:	148,337	PRD:	108.08	MIN Sales Ratio:	25.88			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	152.39	152.39	152.39			152.39	152.39	N/A	91,800	139,892
10/01/02 TO 12/31/02	5	110.31	103.29	105.89	13.32	97.54	62.16	119.90	N/A	105,909	112,148
01/01/03 TO 03/31/03	9	79.97	88.58	87.26	14.03	101.52	76.01	111.60	77.17 to 102.68	214,705	187,342
04/01/03 TO 06/30/03	4	68.86	72.06	59.49	50.84	121.14	30.02	120.50	N/A	180,872	107,593
07/01/03 TO 09/30/03	2	92.62	92.62	92.56	2.84	100.06	89.99	95.25	N/A	118,400	109,589
10/01/03 TO 12/31/03	3	69.02	71.65	70.21	3.84	102.06	68.99	76.94	N/A	334,666	234,956
01/01/04 TO 03/31/04	6	58.46	67.50	61.63	41.89	109.53	25.88	127.07	25.88 to 127.07	265,673	163,737
04/01/04 TO 06/30/04	5	63.00	67.48	65.82	11.21	102.52	59.77	77.77	N/A	155,800	102,547
07/01/04 TO 09/30/04	2	72.08	72.08	75.81	13.58	95.08	62.29	81.87	N/A	133,112	100,909
10/01/04 TO 12/31/04	4	62.27	62.44	62.36	11.70	100.12	54.38	70.84	N/A	290,462	181,144
01/01/05 TO 03/31/05	5	72.44	83.17	73.73	24.02	112.81	56.25	136.43	N/A	223,013	164,431
04/01/05 TO 06/30/05	9	71.96	73.56	70.41	18.85	104.49	50.37	117.34	58.00 to 85.14	185,231	130,412
<u>Study Years</u>											
07/01/02 TO 06/30/03	19	95.39	92.33	85.96	23.33	107.41	30.02	152.39	77.17 to 111.60	172,483	148,267
07/01/03 TO 06/30/04	16	69.00	71.41	66.94	22.84	106.67	25.88	127.07	59.77 to 84.29	225,865	151,200
07/01/04 TO 06/30/05	20	71.40	73.59	69.41	18.71	106.03	50.37	136.43	62.29 to 78.79	210,511	146,113
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	18	78.79	82.54	78.03	20.54	105.78	30.02	120.50	76.01 to 95.39	216,480	168,916
01/01/04 TO 12/31/04	17	63.00	66.84	63.71	21.57	104.92	25.88	127.07	54.38 to 77.77	223,595	142,444
<u>ALL</u>	55	76.94	79.43	73.49	24.97	108.08	25.88	152.39	68.99 to 81.17	201,841	148,337

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1495	4	72.16	85.94	75.83	31.67	113.34	63.00	136.43	N/A	96,509	73,179	
1497	3	52.29	55.06	52.74	7.73	104.39	50.37	62.50	N/A	340,800	179,744	
1499	2	53.12	53.12	47.48	17.01	111.88	44.09	62.16	N/A	175,500	83,334	
1501	3	99.46	85.52	78.54	32.53	108.89	30.02	127.07	N/A	175,398	137,749	
1551	8	99.03	95.49	96.16	28.01	99.31	25.88	152.39	25.88 to 152.39	117,229	112,725	
1553	8	75.61	82.14	78.65	13.15	104.44	71.96	111.60	71.96 to 111.60	284,853	224,035	
1775	4	73.89	74.82	72.55	15.26	103.13	56.25	95.25	N/A	198,031	143,675	
1777	1	81.87	81.87	81.87			81.87	81.87	N/A	183,800	150,475	
1779	2	68.81	68.81	68.89	0.29	99.89	68.61	69.02	N/A	314,500	216,667	
1781	5	59.77	67.05	66.17	13.38	101.34	58.00	79.97	N/A	145,240	96,101	
1835	3	77.17	79.45	77.42	25.68	102.62	50.86	110.31	N/A	334,737	259,143	
1837	10	77.47	85.21	73.99	22.07	115.17	55.93	119.90	62.29 to 119.90	190,812	141,178	
1839	1	54.38	54.38	54.38			54.38	54.38	N/A	218,700	118,937	
1841	1	77.07	77.07	77.07			77.07	77.07	N/A	136,800	105,435	
_____ALL_____	55	76.94	79.43	73.49	24.97	108.08	25.88	152.39	68.99 to 81.17	201,841	148,337	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	34	77.01	79.85	76.48	24.65	104.41	25.88	152.39	69.02 to 85.14	192,993	147,601	
2	7	63.00	72.70	59.07	26.21	123.08	50.37	136.43	50.37 to 136.43	201,205	118,850	
3	14	77.25	81.77	73.72	23.44	110.93	50.86	119.90	55.93 to 110.31	223,645	164,868	
_____ALL_____	55	76.94	79.43	73.49	24.97	108.08	25.88	152.39	68.99 to 81.17	201,841	148,337	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	55	76.94	79.43	73.49	24.97	108.08	25.88	152.39	68.99 to 81.17	201,841	148,337	
_____ALL_____	55	76.94	79.43	73.49	24.97	108.08	25.88	152.39	68.99 to 81.17	201,841	148,337	

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
59-0001	14	77.25	80.50	70.74	19.08	113.79	50.86	119.90	62.29 to 104.17	223,095	157,813
59-0002	2	78.55	78.55	64.20	61.78	122.34	30.02	127.07	N/A	156,145	100,252
59-0003	2	71.77	71.77	67.83	38.58	105.82	44.09	99.46	N/A	249,453	169,194
59-0005	12	80.33	80.20	73.30	19.23	109.40	50.37	117.34	62.16 to 93.64	242,802	177,982
59-0013	5	76.94	75.27	73.22	11.76	102.80	56.25	95.25	N/A	185,785	136,027
59-0020											
59-0024											
59-0025	4	111.59	117.74	112.97	16.76	104.22	95.39	152.39	N/A	130,774	147,729
59-0037	2	45.25	45.25	41.37	42.81	109.37	25.88	64.62	N/A	81,270	33,624
59-0048	8	70.29	72.54	75.59	15.66	95.97	58.00	110.31	58.00 to 110.31	241,925	182,878
59-0080	5	63.16	81.25	73.12	29.16	111.12	62.50	136.43	N/A	96,887	70,844
59-0095											
59-0097	1	54.38	54.38	54.38			54.38	54.38	N/A	218,700	118,937
NonValid School											
ALL	55	76.94	79.43	73.49	24.97	108.08	25.88	152.39	68.99 to 81.17	201,841	148,337

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	6	83.23	77.03	57.32	45.21	134.38	25.88	119.90	25.88 to 119.90	86,800	49,753
50.01 TO 100.00	22	78.28	81.95	77.89	22.33	105.21	54.38	152.39	62.16 to 89.99	123,833	96,459
100.01 TO 180.00	24	72.44	79.04	74.46	19.71	106.15	50.37	127.07	68.99 to 84.29	275,255	204,962
180.01 TO 330.00	3	52.29	68.90	65.51	42.21	105.17	44.09	110.31	N/A	416,666	272,942
ALL	55	76.94	79.43	73.49	24.97	108.08	25.88	152.39	68.99 to 81.17	201,841	148,337

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	12	77.47	80.97	76.07	19.98	106.44	30.02	136.43	76.94 to 95.25	179,988	136,912
DRY-N/A	19	76.01	83.53	75.24	29.99	111.02	50.86	127.07	59.77 to 110.31	161,705	121,667
GRASS	3	58.00	48.68	47.28	20.85	102.95	25.88	62.16	N/A	88,913	42,040
GRASS-N/A	3	64.62	62.16	54.54	17.37	113.98	44.09	77.77	N/A	150,000	81,805
IRRGTD	4	71.96	69.52	65.30	10.27	106.47	52.29	81.87	N/A	403,750	263,630
IRRGTD-N/A	14	75.61	85.68	78.53	25.03	109.10	50.37	152.39	68.99 to 111.60	252,661	198,419
ALL	55	76.94	79.43	73.49	24.97	108.08	25.88	152.39	68.99 to 81.17	201,841	148,337

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	18	77.25	77.98	73.12	23.00	106.65	30.02	136.43	59.77 to 95.25	207,970	152,060
DRY-N/A	13	81.17	88.85	81.78	28.10	108.64	56.25	127.07	62.50 to 119.90	114,522	93,657
GRASS	4	51.04	47.53	45.63	24.58	104.16	25.88	62.16	N/A	137,935	62,941
GRASS-N/A	2	71.20	71.20	72.59	9.23	98.08	64.62	77.77	N/A	82,500	59,886
IRRGTD	15	72.44	85.26	75.76	23.14	112.55	52.29	152.39	70.84 to 102.68	306,390	232,106
IRRGTD-N/A	3	63.16	66.22	63.05	18.35	105.04	50.37	85.14	N/A	185,466	116,931
ALL	55	76.94	79.43	73.49	24.97	108.08	25.88	152.39	68.99 to 81.17	201,841	148,337

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	30	77.47	83.00	75.85	26.31	109.43	30.02	136.43	63.00 to 95.25	167,975	127,406
DRY-N/A	1	68.61	68.61	68.61			68.61	68.61	N/A	193,000	132,424
GRASS	5	58.00	53.58	50.56	24.13	105.97	25.88	77.77	N/A	130,348	65,906
GRASS-N/A	1	64.62	64.62	64.62			64.62	64.62	N/A	65,000	42,004
IRRGTD	16	75.61	85.25	76.08	21.83	112.06	52.29	152.39	70.84 to 102.68	297,391	226,241
IRRGTD-N/A	2	56.77	56.77	53.94	11.27	105.24	50.37	63.16	N/A	197,000	106,265
ALL	55	76.94	79.43	73.49	24.97	108.08	25.88	152.39	68.99 to 81.17	201,841	148,337

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	5	119.90	112.31	113.23	11.84	99.19	81.17	136.43	N/A	49,077	55,569
60000 TO 99999	9	64.62	84.79	85.54	46.90	99.12	25.88	152.39	62.16 to 120.50	85,714	73,318
100000 TO 149999	8	78.28	83.39	83.50	18.38	99.86	58.00	127.07	58.00 to 127.07	115,850	96,739
150000 TO 249999	16	76.48	73.38	72.96	19.48	100.57	30.02	111.60	59.77 to 85.14	186,984	136,432
250000 TO 499999	16	71.96	71.92	71.11	16.20	101.14	44.09	110.31	55.93 to 77.33	345,367	245,582
500000 +	1	52.29	52.29	52.29			52.29	52.29	N/A	640,000	334,679
ALL	55	76.94	79.43	73.49	24.97	108.08	25.88	152.39	68.99 to 81.17	201,841	148,337

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____ Low \$ _____											
_____ Total \$ _____											
10000 TO 29999	1	25.88	25.88	25.88			25.88	25.88	N/A	97,540	25,244
30000 TO 59999	7	62.29	66.06	54.78	22.88	120.59	30.02	104.17	30.02 to 104.17	86,116	47,175
60000 TO 99999	12	87.09	93.75	86.27	28.12	108.67	56.25	136.43	63.16 to 119.90	97,606	84,206
100000 TO 149999	16	78.46	80.14	73.01	26.16	109.77	44.09	152.39	59.77 to 93.64	172,556	125,979
150000 TO 249999	13	77.17	79.13	75.81	15.39	104.38	50.86	111.60	70.84 to 99.46	296,963	225,113
250000 TO 499999	6	70.49	74.09	70.95	15.12	104.43	52.29	110.31	52.29 to 110.31	434,700	308,411
_____ ALL _____											
	55	76.94	79.43	73.49	24.97	108.08	25.88	152.39	68.99 to 81.17	201,841	148,337

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5171

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Desc: New Whatif for Query ID: 5171

<u>Strata Hdg.</u>	<u>Strata</u>	<u>Chg.Value</u>	<u>Chg.Type</u>	<u>Pct.Chg.</u>	<u>Group</u>	<u>Priority</u>
Area (market)	1	Land	Increase	8.000	A	1
